

OWNER'S CERTIFICATE

WHEREAS, Dr. Evan Wilson and Legacy Platinum Partners II, Ltd., a Texas limited partnership Jonathan Allen Survey, Abstract No. 16 in the City of Frisco, Collin County, Texas, and being addition to the City of Frisco, Collin County, Texas according to the revised conveyance plat Collin County, Texas, same being a portion of said Lot 16 conveyed to Dr. Evan Wilson by degree to the texas, same being conveyed to Legacy partnership by special warranty deed recorded in Instrument No. 20070220000230700, Deed F particularly described by metes and bounds as follows: are the owners of a tract of land situated in the all of Lot 16, Block 1, FRISCO CORNERS, an recorded in Instrument No. 2008—95, Map Records, deed recorded in Instrument No. y Platinum Partners II, Ltd., a Texas limited Records, Collin County, Texas, and being more

Beginning at a 5/8 inch iron rod found for corner, and being the Northwest corner of Lot 10, Block 1, FRISCO CORNERS, an c City of Frisco, Collin County, Texas according to the plat thereof recorded in Cabinet P. Page 611, Map Records, Collin County, in the East line of Legendary Drive (a 60 foot right—of—way); addition to the ', Texas, and being

Thence continuing along the East line of said Legendary Drive and along said curve to the iron rod found for corner; Thence North 00 degrees 27 minutes 56 seconds West, along the East iron rod found for corner, said point being in a tangent curve to the 56 seconds, and a chord that bears North 11 degrees 58 minutes 32 line of said Legendary Drive, a distance of 67.81 feet to a 1/2 inch right having a radius of 970.00 feet, a delta of 24 degrees 52 minutes seconds East, a distance of 417.95 feet; right, an arc length of 421.25 feet to a 1/2 inch

GRAPHIC

SCALE

(IN FEET inch = 40

ft.

Thence North 27 degrees 16 minutes 45 seconds East, continuing along the Southeast line of said Legendary Drive, a distance of 167.59 feet to an "X" found for corner, and being the West corner of Lot 15R, Block 1, FRISCO CORNERS (Cab. P, Pg. 611);

Thence South 29 degrees 56 minutes 42 seconds West, along the Northwest line of said Lot corner, and being an angle point in the West line of said Lot 9R; Thence South 60 degrees 03 minutes 18 seconds East, along the Southwest line of said Lot for corner, and being the South corner of said Lot 15R, and being in the Northwest line of 15R, a distance of 330.36 feet to an Lot 9R of said FRISCO CORNERS (Cab. 9R, a distance of 146.36 feet to an found "X" found P, Pg. 611);

Thence South 89 degrees 35 minutes 35 seconds West, along and containing 198,625 square feet or 4.56 acres of land. the of said Lot 10, a distance of 331.20 feet to Lot 10; feet of Beginnin

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

2. All public improvements and dedications shall be free and clear of all debt,

3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, shown, except that landscape improvements may be placed in landscape easements if approved by the City

used for the mutual use and accommodation of all public utilities desiring to use or using the same unless particular utilities, said use by pubic utilities being subordinate to the public's and City of Frisco's use replacing any improvements in, under, nents ed by

of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs provements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their e systems in the easements.

utilities shall at all times have the full right of ingress and econstructing, inspecting, patrolling, maintaining, reading met the necessity at any time procuring permission from anyon egress to or from their respective easements for ers, and adding to or removing all or parts of

subject to all platting document shall be by means of plat and approved by the City o ordinances, rules, regulations Frisco. Сіту

2009.

Notary Public in and ne foregoing instrume County and cknowledged State on this day to me that he/sh appears Evan \executed the known to me to be the for the purposes and

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

2009.

숙

Legacy Platinum Partners II, Ltd., a Texas BY: Legplat L.L.C., its General Partner BY: Chad Buxton, President limited partnership

BEFORE ME, the undersigned, a Notary Public in and for person whose name is subscribed to the foregoing instruconsiderations therein expressed. said County and State on ument and acknowledged to day that appears Chad Buxton known to me to be the he executed the same for the purposes and

day

2009.

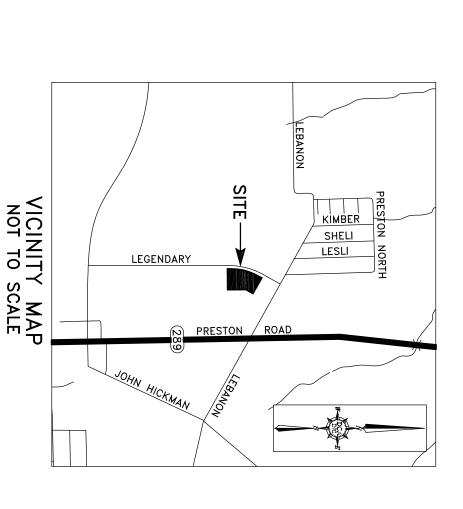
this the

RELEASED 06/05/09 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT_SHALL_NOT_BE_RECORDED_FOR_ANY_ PURPOSE Bryan Connally, RPLS #5513

BEFORE ME, the undersigned, a Notary Public in and for said County and State on person whose name is subscribed to the foregoing instrument and acknowledged to considerations therein expressed. day that appears Bryan Connally known to me to be the he executed the same for the purposes and

OFFICE, this 2009. OWNER: DR. EVAN WILSON 4710 PRESTON ROAD, SUITE #308 FRISCO, TEXAS 75034 P 972.377.0500 F 214.722.1253

OWNER: LEGACY PLATINUM PARTNERS II, A TEXAS LIMITED PARTNERSHIP 4008 WISHING WELL LANE PLANO, TEXAS 75093 P 972.403.7814 LTD.,



ting by and through it's duly authorized officer, scribed property as **Lots 16A and 16B, Block 1,** e forever, the streets and alleys shown thereon. and

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the fire department, police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with city standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to city standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to city standards in conspicuous places along the fire lanes, stating "FIRE LANE, NO PARKING". The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use. DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the owners and approved by the City of Frisco (called "City") subject to the following conditions which shall be binding upon the owners, their heirs, grantees, successors and assigns: The portion of Frisco Corners, as shown on the plat is called "Drainage and Detention Easement". The drainage and detention easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the drainage and detention easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the drainage and detention easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage and detention easement at any point, or points, to investigate, survey or to erros. Each property owner shall keep the drainage and detention easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage the house for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these

(Visibility EASEMENT

The area shown on this plat as "VAM" (Visibility and Maintenance) Easement(s) are given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City, in its sole discretion, may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement or any obstruction thereon. The City, its successors, assigns, or purposes shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

e a part thereof from an actual and accurate survey personal supervision, in accordance with the

NOTICE: A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

CONVEYANCE PLAT
FRISCO CORNERS

LOTS 16A AND 16B, BLOCK 1
198,625 SQ.FT. / 4.56 ACRES
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
CITY OF FRISCO, COLLIN COUNTY, TEXAS

11545 Pagemill Road P 214.349 DOUG CONNALLY & ASSOCIATES, INC

LAND SURVEYING.

11545 Pagemill Road · Suite 200 · Dallas, Texas 75

P 214.349.9485 · F 214.349.2216

www.dcadfw.com

MAY 6, 2009 / JOB NO. 0900857-2 / DRAWN BY: